

RENTON CITY COUNCIL
Regular Meeting

January 4, 1999
Monday, 7:30 p.m.

Council Chambers
Municipal Building

MINUTES

CALL TO ORDER

Mayor Jesse Tanner led the Pledge of Allegiance to the flag and called the meeting of the Renton City Council to order.

**ROLL CALL OF
COUNCILMEMBERS**

KING PARKER, Council President; DAN CLAWSON; KATHY KEOLKER-WHEELER; BOB EDWARDS; TONI NELSON; TIMOTHY SCHLITZER.

MOVED BY PARKER, SECONDED BY NELSON, COUNCIL EXCUSE ABSENT COUNCILMAN RANDY CORMAN. CARRIED.

**CITY STAFF IN
ATTENDANCE**

JESSE TANNER, Mayor; JAY COVINGTON, Chief Administrative Officer; ZANETTA FONTES, Assistant City Attorney; MARILYN PETERSEN, City Clerk; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator; MICHAEL KATTERMANN, Director of Neighborhoods & Strategic Planning; DEREK TODD, Finance Analyst; CHIEF GARRY ANDERSON, Police Department.

**APPROVAL OF
COUNCIL MINUTES**

MOVED BY PARKER, SECONDED BY EDWARDS, COUNCIL APPROVE THE MINUTES OF DECEMBER 14, 1998, AS PRESENTED. CARRIED.

SPECIAL PRESENTATION

Council: Recognition of 1998
Council President Bob
Edwards

Mayor Tanner presented a certificate of appreciation to Bob Edwards in recognition of his outstanding service to the City and the Renton community as President of the City Council in 1998.

**ADMINISTRATIVE
REPORT**

Chief Administrative Officer Jay Covington reviewed a written administrative report summarizing the City's recent progress towards goals and work programs adopted as part of its business plan for 1999 and beyond. Items noted included:

- ✱ Renton asked the City of Seattle to change the way in which citizens were being notified of Seattle's public workshops on the Cedar River Watershed Habitat Conservation Plan, since some residents felt they were being led to infer that the notification was coming from Renton, and further, that their attendance at the workshop was required.
- ✱ The City's Giving Tree Program enjoyed a wonderful response to those in need, with approximately 90 individuals receiving donated gifts. In addition, Renton's firefighters and the Renton Police Chaplaincy Fund donated over 150 toys to the Giving Tree and the Salvation Army's Toy-n-Joy fund.
- ✱ Bids for phase two of the Cedar River Flood Control project (floodwalls and levees) will be opened on February 9th, with construction to start March 15th.
- ✱ The Department of Justice has approved a grant for Renton's Police Department for mobile data computers and related technology in the amount of \$303,675.

AUDIENCE COMMENT

Citizen Comment: Siemion –
Taco Time Rezone and
Expansion

Margaret Siemion, 3418 SE 6th St., Renton, 98058, did not support allowing the Taco Time administrative headquarters site on Maple Valley Highway to be rezoned from Convenience Commercial (CC) to Commercial Arterial (CA). She said that allowing a rezone to CA while requiring a development agreement would merely "sugarcoat" the proposed expansion of this building. Concluding that this decision will affect the future of the adjacent Maplewood neighborhood,

she asked that the Council's decision on this matter ensure protection of the residential area.

MOVED BY KEOLKER-WHEELER, SECONDED BY SCHLITZER, COUNCIL SUSPEND ITS RULES AND ADVANCE TO THE PLANNING & DEVELOPMENT COMMITTEE'S MAJORITY AND MINORITY REPORTS ON THIS SUBJECT. CARRIED.

Planning & Development

Committee Majority Report

Rezone: Taco Time Expansion
(Maple Valley Highway), R-

Planning & Development Committee Chair Keolker-Wheeler presented a majority report regarding the request from Taco Time for a Comprehensive Plan amendment for its headquarters located on Maple Valley Highway near Monroe Ave. SE. The Committee met four times to consider the staff, Planning Commission, and citizen input regarding Taco Time's request for a Comprehensive Plan amendment, rezone, development agreement, and general Commercial Arterial (CA) zone amendments. A majority of the Committee recommended the following:

1. Cedar River Market and Cedar River Barbershop properties: Amend the Comprehensive Plan Land Use Designation and Zoning Map from Residential Single Family/R-8 to Convenience Commercial (CC).
2. Taco Time lease/option properties:
 - a) Maintain the Convenience Commercial designation for the Taco Time offices, transmission line easement, and espresso stand site.
 - b) Redesignate the southern portion of Parcel No. 5126900205, the southerly residential lot adjacent to Taco Time offices and the transmission line easement, from Residential Single Family/R-8 to Convenience Commercial to allow Taco Time access across their leased properties. The boundary of the new Convenience Commercial designation shall allow for a lot line adjustment that retains the single family residence and results in a conforming lot.
 - c) Amend the Convenience Commercial zone to add "existing, legal Administrative Headquarters Offices" as a secondary use and "the storage of supplies in conjunction with service and office uses" as an accessory use. For "existing, legal Administrative Headquarters Offices," allow for parking expansions, but not additional building expansions. This would allow Taco Time to expand its parking area over its properties to the east, but not allow for additional building square footage. No new Administrative Headquarters Offices would be allowed.
 - d) Prepare a development agreement or covenants which incorporate Environmental Review Committee (ERC) mitigation measures.

We believe the intent of the Comprehensive Plan for this area was to ensure compatible, neighborhood-serving development through the Convenience Commercial designation. The majority approach to the Taco Time site would help ensure protection of the adjacent residential neighborhood by maintaining the Convenience Commercial designation and restricting building expansion. It would also accommodate Taco Time's need to access all of its property and to expand parking.

3. Radiator Repair and Insurance Office Sites: Maintain the Convenience Commercial designation.
4. Conrad vacant parcels: Redesignate the properties from Residential Single Family/R-8 and Residential Options/R-10 subject to a development agreement or

covenants which limit the number of lots to seven, limit the unit type to detached single family only, and indicate that initial home construction should be one-story with future remodels governed by the R-10 zone in effect at the time. The lot layout should be similar to the attached preliminary layout, and consistent with all City ordinances and codes.

5. Amend the Commercial Arterial (CA) zone generally to allow offices, accessory storage for office/service uses, and shoe repair.

Incorporating the above recommendations, the Committee requested the Administration to prepare an ordinance for the Code amendments and property redesignations, and to prepare development agreements or covenants for consideration by the City Council.*

Planning & Development
Committee Minority Report
 Rezone: Taco Time Expansion
 (Maple Valley Highway), R-

Planning & Development Committee Member Clawson presented a minority report regarding Taco Time's request for a Comprehensive Plan amendment. Upon considering the staff, Planning Commission, and citizen input regarding the Maple Valley Highway Taco Time Comprehensive Plan amendment, rezone, development agreement and general Commercial Arterial (CA) zone amendments, I concur with the majority of the committee on several recommendations, including:

Recommendation 1. Cedar River Market and Cedar River Barbershop properties

Recommendation 3. Radiator Repair and Insurance Office sites

Recommendation 4. Conrad vacant parcels; and

Recommendation 5. Amendments to the Commercial Arterial (CA) zone generally.

I respectfully dissent from the majority regarding the Taco Time site. I would also maintain the Convenience Commercial (CC) designation, but recommend allowances for a moderate, one-time expansion of building square footage in addition to allowances for additional parking. The allowance for a moderate building expansion would help keep the Taco Time operation viable for many more years at its current location. Representatives of Taco Time estimated that, with moderate expansion, they could continue to operate for up to 18 more years at their current location. It is a clean, relatively quiet enterprise that has invested in its site. If the business moves to another location, the current buildings and site may end up with multiple tenants, higher turnover, and a less well-kept site. I believe a moderate expansion of the existing building, with necessary environmental and plan review measures, would not significantly impact the neighborhood, and would allow continued co-existence with a responsible corporate neighbor. I would offer an alternate Recommendation 2, as follows:

Recommendation 2. Taco Time lease/option properties: I concur with sections 2a, 2b, and 2d, but would change section 2c as shown below:

c) Amend the Convenience Commercial (CC) zone to add "existing, legal Administrative Headquarters Offices" as a secondary use and "the storage of supplies in conjunction with service and office uses" as an accessory use. For "existing, legal Administrative Headquarters Offices," allow for parking expansions, and for a one-time building expansion of 3,500 square feet maximum. No new Administrative Headquarters Offices would be allowed.

With Council concurrence, I would request the Administration to prepare an ordinance for the Code amendments and property redesignations, and to prepare

development agreements or covenants for consideration by the City Council which incorporate the above recommendations.**

Citizen Comment: Brosman –
Taco Time Rezone and
Expansion

Larry Brosman, 3625 NE 9th St., Renton, 98056, said as the chair of Renton's Planning Commission, which has formally taken a position on this subject, he wanted only to note his appreciation of the efforts of numerous groups and individuals to cooperatively and satisfactorily resolve this issue.

Citizen Comment: Horvath –
Taco Time Rezone and
Expansion

Arlene L. Horvath, 3701 SE 5th Pl., Renton, 98058, asked that the City not allow Taco Time's building to expand, but permit only more parking at this site.

Councilman Clawson explained that, as someone who manages several commercial lease properties, he knows firsthand the problems that can occur with tenant turnover. Noting that most of Taco Time's headquarters traffic is attributable to employee training, he suggested that this use generates less traffic overall than a personal services business such as a law, insurance or accounting office. He felt that allowing this moderate expansion would therefore be the prudent thing to do, and concluded that tying the expansion to a development agreement would afford sufficient protections for the Maplewood neighborhood.

Responding to Councilman Edwards, Assistant City Attorney Zanetta Fontes confirmed that the City can enter into development agreements with property owners which are more (but not less) restrictive than the applicable zoning criteria.

Councilman Parker stated that the current use of this property is rather quiet, with no truly detrimental noise or traffic impacts to the surrounding area. He agreed with Mr. Clawson that the requested expansion seems reasonable, emphasizing that the zoning will not change. Adding that this is private property for which the owner is proposing a moderate expansion and – moreover – is agreeing to certain restrictions, he felt that allowing the expansion would not only be fair but would also strike a balance between the interests of all involved parties.

Councilman Schlitzer reviewed the history of this site, pointing out that when this building was first constructed, Taco Time represented to the City that the use would not expand in the future. Now, however, the company is asking for a 25% expansion. Saying that the surrounding neighborhood opposes the expansion, he added that it had also opposed the building's being constructed in the first place. He was troubled with allowing a 25% expansion for a building zoned Convenience Commercial (CC), questioning if the City wants to set a precedent and start allowing this for all CC-zoned areas in Renton. He concluded that although it is reasonable to allow the extra parking, a physical expansion of the building would unacceptably intrude into the neighborhood.

Councilmember Keolker-Wheeler explained that both of the committee reports would allow expanding the parking area to alleviate spillover onto the residential streets, thereby protecting the neighborhood. Emphasizing that Maplewood is a neighborhood, she said it was never the City's intention for this area to have a great deal of commercial uses. She concluded that inherent in the policies of the Convenience Commercial (CC) zone is that its uses are supposed to serve the existing neighborhood.

Mr. Parker cautioned that, if it approves the proposed agreement relating to the

single family development on the Conrad parcels, the City would be in danger of selectively setting development standards for particular areas. He maintained that this is a private property issue, saying that if a proposed development meets the City's regulations, it should be allowed and not further restricted. Also, he did not believe that the proposed expansion would change the character of the neighborhood.

Mrs. Keolker-Wheeler replied that if any precedent is being set by the agreement pertaining to the Conrad parcels, it is that a developer, the City, and affected residents can work together to reach an agreement which is acceptable to all interested parties.

Responding to Councilman Edwards, Mike Kattermann, Director of Neighborhoods & Strategic Planning, said that any development agreement for the Taco Time property would be the subject of a public hearing before the City Council prior to its being approved.

*Moved by Keolker-Wheeler, seconded by Schlitzer, Council concur in the majority committee report as presented. Roll call: two ayes (Keolker-Wheeler, Schlitzer); four nays (Parker, Clawson, Edwards, Nelson). Motion failed.

****MOVED BY CLAWSON, SECONDED BY PARKER, COUNCIL CONCUR IN THE MINORITY COMMITTEE REPORT AS PRESENTED. CARRIED.**

CONSENT AGENDA

Items on the consent agenda are adopted by one motion which follows the listing. Council President Parker noted the addition of item 6.j., described on page 9.

Court Case: CRT-98-015,
Plumbers & Pipefitters Union
v. Renton, et al.

Court Case filed on behalf of Local 32 of the United Association of Journeymen and Apprentices of the Plumbing and Pipefitting Industry alleging that NW GM Contractors (a subcontractor on the City Hall remodel project) has not paid required wages, nor made required monthly fringe benefit contributions to Union employees. Refer to City Attorney and Insurance Services.

Appeal: Pierre Grady Way
Rezone from CO to IM, SA-
98-126

City Clerk submitted appeal of Hearing Examiner's decision denying a zoning reclassification from Commercial Office (CO) to Medium Industrial (IM) for the Pierre Grady Way site located on SW Grady Way between Oakesdale and Powell Avenues SW; appeal filed on 12/30/98 by Vicki Morris, representing James and Barbara Pierre (File No. SA-98-126). Refer to Planning & Development Committee.

Vacation: Lake View Blvd
(104th Ave SE),
Martindale/VAC-98-004

City Clerk submitted petition for street vacation of a portion of Lake View Blvd. (104th Ave. SE) located east of Lake Washington Blvd. and south of NE 20th St.; petition submitted by James S. Martindale, 9712 237th Pl. SW, Edmonds, 98020 (VAC-98-004). Refer to Board of Public Works; set a public hearing for January 25, 1999 to determine the advisability of the vacation. (See page 11 for resolution setting the public hearing.)

Plat: Estates at Hidden Creek,
Final (NE 8th St/Chelan Pl
NE), FP-98-154

Development Services Division recommended approval, with condition, of the Estates at Hidden Creek Final Plat; 10 single family lots on 1.73 acres in the vicinity of NE 8th St. and Chelan Pl. NE (FP-98-154). Council concur. (See page 11 for resolution.)

Planning: R-10 and R-14 Zone
Changes

Economic Development, Neighborhoods & Strategic Planning Department recommended amendments to the R-10 and R-14 zones to: promote small lot development; resolve Code conflicts and clarify fencing and buffering requirements for commercial uses; and incorporate a definition system that

classifies single family as traditional detached and semi-attached, and multi-family as including townhouses and flats. Refer to Planning & Development Committee.

LID: 336, 3700 Lk Wash Blvd
N RR Xing, Final Costs

Transportation Systems Division recommended acceptance of the final cost of \$76,880.64 for construction of LID 336 (railroad crossing in the 3700 block of Lake Washington Blvd. N.) for a term of five years with an interest rate of 6.5%. Set public hearing for February 1, 1999 on this matter.

Airport: Seaplane Dock
Rehabilitation

Transportation Division reported plans to replace the Municipal Airport's seaplane docking facility to achieve a decreased footprint, improved appearance and easier maintenance. Refer to Transportation (Aviation) Committee.

Lease: Lane Hangar Condo
Association

Transportation Division recommended approval of a lease with the Lane Hangar Condominium Association, Inc., for operation of a condominium hangar at Renton Municipal Airport. Refer to Transportation (Aviation) Committee.

Public Works: Kennydale
Lakefront Sewer Replacement
Pre-Design, KCM Inc

Utility Systems Division recommended approval of a contract in the amount of \$66,200 with KCM, Inc. for pre-design services on the Kennydale Lakefront Sewer Replacement project. Council concur.

Added Item 6.j.
Puget Western Parcel "A"
Property Acquisition (City Hall
Parking & Access)

Executive Department requested Council confirmation of its previous authorization to the Administration to purchase property adjacent to City Hall from Puget Western (described as parcel "A", the parking/access parcel, consisting of 24,188.77 square feet), at a cost of \$185,842.09. Council concur.

MOVED BY PARKER, SECONDED BY KEOLKER-WHEELER, COUNCIL APPROVE THE CONSENT AGENDA AS AMENDED TO ADD ITEM 6.j. CARRIED.

HR&RM: Claims for
Damages, Periodic Status
Reports to Council

Responding to Council inquiry regarding the court case filed by the Plumbers and Pipefitters Union (see page 8), Mayor Tanner explained that it is not at all unusual for municipalities to be named in lawsuits against contractors or subcontractors for public projects. Assistant City Attorney Zanetta Fontes confirmed that, in fact, this is required procedure for any person or group asserting a claim against a public works contract retainage.

Councilmember Keolker-Wheeler requested that the Human Resources & Risk Management Department provide Council with brief, periodic reports on all claims filed with the City.

CORRESPONDENCE
Citizen Comment: Siu -
Gambling Establishments &
Renton City Image

Correspondence was read from Jonathon & Joyce Siu, 2549 SE 16th St. Renton, 98058, expressing disfavor with allowing additional gambling establishments in Renton as doing so would hurt, rather than enhance, the City's image. The Siu also asked that the site containing the "Welcome to Renton" sign on Grady Way be better maintained. MOVED BY KEOLKER-WHEELER, SECONDED BY CLAWSON, COUNCIL REFER THIS MATTER TO THE PLANNING & DEVELOPMENT COMMITTEE. CARRIED.

OLD BUSINESS
Committee on Committees
Council: 1999 Council
Committee Assignments

Council President Parker presented a report recommending the following committee chairmanships and committee assignments for the Council for 1999:

Community Services Committee: Toni Nelson, Chair; Kathy Keolker-Wheeler, Vice-Chair; Tim Schlitzer, Member;

Finance Committee: Bob Edwards, Chair; Toni Nelson, Vice-Chair; Randy Corman, Member;

Planning & Development Committee: Kathy Keolker-Wheeler, Chair; Bob

Edwards, Vice-Chair; Dan Clawson, Member;

Public Safety Committee: Tim Schlitzer, Chair; Randy Corman, Vice-Chair; Bob Edwards, Member;

Transportation (Aviation) Committee: Randy Corman, Chair; Dan Clawson, Vice-Chair; Toni Nelson, Member; and

Utilities Committee: Dan Clawson, Chair; Tim Schlitzer, Vice-Chair; Kathy Keolker-Wheeler, Member.

MOVED BY PARKER, SECONDED BY CLAWSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Finance Committee

Finance: Vouchers

1998 Finance Committee Chair Parker presented a report recommending approval of Payroll Vouchers 163940 - 164246 and 521 direct deposits in the total amount of \$1,260,935.95. MOVED BY PARKER, SECONDED BY KEOLKER-WHEELER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Finance: Vouchers

1998 Finance Committee Chair Parker presented a report recommending approval of Claim Vouchers 166173 - 166638 and three wire transfers totaling \$4,827,454.25; and approval of Payroll Vouchers 164247 - 164473 and 515 direct deposits in the total amount of \$1,269,215.07. MOVED BY PARKER, SECONDED BY CLAWSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Executive: 1998 Volunteer Report

Council President Parker noted that, according to the recent 1998 City of Renton Volunteer Report, 54,291 hours were donated last year by 891 people. He commended those citizens who make the commitment to contribute to and thereby better their city.

EDNSP: Downtown Pavilion Update

Responding to Councilmember Keolker-Wheeler, Chief Administrative Officer Jay Covington said the report is expected from the consultant on the pavilion project at the end of January, at which time a presentation will be made to the full Council.

City Clerk: TCI Customer Service

Noting she has received a number of complaints from citizens relating to poor service from TCI, Mrs. Keolker-Wheeler asked if this franchise can be revised in an effort to require the company to provide better service. City Clerk/Cable Manager Marilyn J. Petersen replied that City staff is meeting monthly with TCI regarding the planned fiber optic rebuild and cable service expansion to over 54 channels for Renton residents. She offered to look into specific instances of customer complaints, given the necessary information.

HR&RM: Employee Cellular Phone Service Contract

Councilmember Keolker-Wheeler suggested that the City consider soliciting bids or proposals for employee cellular phone service. Noting that the City has contracted with the same certain provider for some time, she said it was possible that a better deal could be struck elsewhere. Mayor Tanner agreed to investigate this matter.

Community Services Committee

Franchise: TCI Merger with AT&T

Community Services Committee Chair Nelson presented a report regarding the proposed merger of TCI and AT&T. The Committee has reviewed the recommendations from staff and the City's cable consultant regarding the proposed merger of TCI and AT&T, and recommended approval of the franchise merger, subject to the conditions contained in the accompanying resolution. The conditions require that the Franchisee will continue to be bound by the City's Master Cable Television Ordinance and the existing franchise with TCI which

will expire in the year 2008. It also requires AT&T to obtain any necessary federal, state or local authorization prior to the introduction of new services over the Franchisee's system and to pay any fees, taxes or other assessments to the City. The Committee recommended that the City Council authorize adoption of the proposed resolution. MOVED BY NELSON, SECONDED BY SCHLITZER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED. (See page 11 for resolution.)

Appointment: Planning
Commission

Community Services Committee Chair Nelson presented a report recommending concurrence in the Mayor's appointment of Natalie Dohrn to the Planning Commission for a three-year term to expire on June 30, 2001. MOVED BY NELSON, SECONDED BY PARKER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Appointment: Board of Ethics

Community Services Committee Chair Nelson presented a report regarding appointments to the Board of Ethics. The Administration received a formal request from Local Union No. 2170 to reactivate the Board of Ethics. Since the Administration is committed to upholding and maintaining an ethical, professional organization, and ensuring that all city employees abide by both the letter and spirit of the City's Code of Ethics, it was decided to proceed with the Board of Ethics reactivation. As a result, the Administration submitted a list of five nominees (one representing each of the five organizations or bodies outlined in RMC 2-2-1) for confirmation.

The Committee recommended concurrence in all five of the Administration's appointments to the Board of Ethics (Gerry Marsh, Karla Fredericksen, Joy Poff, Randolph Holt, and Rosemary Parris). The terms of office for Board members are staggered for one, two, three, four, and five years respectively, after which the terms of the appointments shall be four years. MOVED BY NELSON, SECONDED BY CLAWSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

ORDINANCES AND RESOLUTIONS

Resolution #3366

Vacation: Lake View Blvd
(104th Ave SE),
Martindale/VAC-98-004

A resolution was read setting a public hearing on January 25, 1999, to vacate a portion of Lake View Boulevard east of Lake Washington Blvd. and south of NE 20th St. (also referred to as 104th Ave. SE) for Legacy Partners/Martindale, et al., VAC-98-004. MOVED BY PARKER, SECONDED BY SCHLITZER, COUNCIL ADOPT THE RESOLUTION AS PRESENTED. CARRIED.

Resolution #3367

Plat: Estates at Hidden Creek,
Final (NE 8th St/Chelan Pl
NE), FP-98-154

A resolution was read approving the Estates at Hidden Creek final plat, located in the vicinity of Duvall Ave. NE and NE 8th St. (FP-98-154). MOVED BY PARKER, SECONDED BY CLAWSON, COUNCIL ADOPT THE RESOLUTION AS PRESENTED. CARRIED.

Resolution #3368

Franchise: TCI Merger with
AT&T

A resolution was read approving the change of control of the cable communications franchise from TCI to AT&T. MOVED BY PARKER, SECONDED BY CLAWSON, COUNCIL ADOPT THE RESOLUTION AS PRESENTED. CARRIED.

Public Safety: Regional
Services Funding Bill (King
County Sheriff's Office)

Referring to a letter which Mayor Tanner recently sent to King County Executive Ron Sims regarding the draft Regional Services Funding Bill, which was proposed by King County Sheriff Dave Reichert, it was MOVED BY EDWARDS, SECONDED BY KEOLKER-WHEELER, COUNCIL REFER THIS MATTER TO THE PUBLIC SAFETY COMMITTEE. Mayor Tanner

Streets: Olympia Ave NE
Alleyway (4th & 6th Sts)

AUDIENCE COMMENT
Citizen Comment: Miller –
Taco Time Rezone and
Expansion

ADJOURNMENT

noted that the Sheriff has proposed that King County establish a special county-wide taxing district to generate funding for services provided by his department.

Councilmember Nelson requested that the Administration look into a problem where a section of Olympia Ave. NE between NE 4th and 6th Streets, although actually an alley, is being used as a street.

Brian Miller, 3202 SE 5th St., Renton, 98058, expressed disappointment that although 116 Maplewood residents declared their opposition to the Taco Time headquarters expansion, as did the City's Planning Commission and two Councilmembers, it will nevertheless be allowed because four City Councilmembers approved it.

MOVED BY PARKER, SECONDED BY NELSON, COUNCIL ADJOURN.
CARRIED. Time: 9:06 p.m.

MARILYN J. PETERSEN, CMC, City Clerk

Recorder: Brenda Fritsvold
January 4, 1999